

**Sale of Immovable Properties Mortgaged to the Bank under Securitisation and
Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
(SARFAESI ACT)**

Whereas, the under noted persons have borrowed money from The Catholic Syrian Bank Ltd, **Angamaly Branch** and they owe the amounts with interest, cost and other charges thereon as mentioned against their name herein below. The Bank had issued notice under the Act and the Authorised Officer had taken possession of the properties on 7th & 11th of September 2018 and decided to sell the property under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002, by inviting tender from the general public. As per Sec 13(4) of the Act, Secured creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the Authorised officer intend selling the schedule mentioned securities by way of public tender /auction.

Borrowers/Guarantors	Facility/ Amount due to the Bank as on 31.01.2019
1. Mr. Stephan Antony , Prop. Surya Spices, Kuriyath House, Okkal P.O, Kochi, Pin -683550 2. Mrs. Binu Stephan , Kuriyath House, Okkal P.O, Kochi, Pin -683550	ODM : Rs.6,32,58,896/- Rupees Six Crores Thirty Two Lakhs Fifty Eight Thousand Eight Hundred and Ninety Six (with future interest, cost and other expenses thereon)
1. Mr. Stephan Antony, Kuriyath House, Okkal P.O, Kochi, Pin -683550 2. Mrs. Binu Stephan , Kuriyath House, Okkal P.O, Kochi, Pin -683550	Term loan under Rental Discounting Scheme: Rs.54,64,059/- Rupees Fifty Four Lakhs Sixty Four Thousand Fifty Nine Only (with future interest, cost and other expenses thereon)

DESCRIPTION OF PROPERTY

1.1) All that part and parcel of 40.47 Ares of land and residential house therein under Re. Sy.273/18 (old Sy No.1/1/2, 1/1/3), Block No.3 of Kuttimpuzha Village, Kothamangalam Taluk, Ernakulam District in the name of K.A.Stephen. (morefully described in Sale Deed No. 7208/2007 of SRO Kothamangalam).

Bounded On:

North : River

East : Property Thankama kalikutty, Thuluva, Thanka.

South : Property of Stephen

West: Property of Palanthunkamaly

1.2) All that piece and parcel of 2.83 ares of land with constructions and other improvements thereon in Re Sy No.273/18 (old Sy No.1/1/2, 1/1/3), Block No.3, Kuttimpuzha Village, Kothamangalam Taluk, Ernakulam District in the name of K.A.Stephen. (morefully described in Sale Deed No. 7209/2007 of SRO Kothamangalam).

Bounded On:

North : River

East : Property of Krishnankutty.

South : Nine Feet Road

West: Property of Palanthunkamaly

2. All that part and parcel of 9,73,207/10,00,000 undivided share in 25.34 Ares of land with 16010.14 sq. ft. constructed area in a Shopping Complex known as "Surya Complex" in Ward No.11 with room Nos. 701 to 727, 729 to 735, 639 to 642, 646 to 648, 651 to 657, 661 to 663, 673, 677, 679 to 683, 690 to 692 therein under Re. Sy. 400/47, 400/48, Block No.26 of Kalady Village, Aluva Taluk, Ernakulam District in the name of K.A Stephen and Binu Stephen as per Settlement Deed Reg No.1505/06, Sale Deed Reg.Nos.4303/05,&3182/06 of SRO Sreemoolanagaram.

Boundaries as per location sketch No.729/12 of Kalady Village Office:

North : Property of Murali and Poullose

East : Property of Thalayatupilly mana

South : Property of Stephen

West: Road

Reserve Prices: -

1. The reserve price for the above mentioned properties No 1.1 and 1.2 admeasuring 43.3 Ares situated at Kothamangalam is Rs.20,62,000/- (Rupees Twenty Lakhs Sixty Two Thousand Only) and the earnest money deposit is Rs.2,06,200/- (Rupees Two Lakhs Six Thousand Two Hundred Only)

2. The reserve price for the entire 61 shop rooms located at Surya Complex, Kalady Village, Aluva is Rs.7,57,76,610/- (Rupees Seven Crores Fifty Seven Lakhs Seventy Six Thousand Six Hundred and Ten only) **Bid can be submitted for desired number of shops or for the entire 61 shops listed, (The Reserve price and EMD for the shops are enclosed herewith as Annexure 1)**

INSPECTION OF PROPERTY	19/02/2019 (from 10.30 am to 01.00 pm)
Date,Time and place of Auction	18/03/2019. 10.30 am to 01.00pm The Catholic Syrian Bank Ltd, Angamaly branch, P.B No.28 Door No. IV/254F, Kooran's Avenue, Angamaly, Kerala 683572

Terms and Conditions of Auction

- 1) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing "Sale Surya Spices" along with item no. of the property/shop number and Earnest Money Deposit (EMD) by way of Demand draft favouring **The Catholic Syrian Bank Ltd, Angamaly branch** payable at **Ernakulam** on any working days on or before **16/03/2019** during business hours directly to the Branch Manager, The Catholic Syrian Bank Ltd, **Angamaly Branch**. The DD number, date and bank's name should be superscribed on the cover. The tender form and letter of authority can be obtained from the Branch Manager, **The Catholic Syrian Bank Ltd, Angamaly branch** on any working day on or before **16/03/2019** during business hours. The EMD is refundable, if the bid is not

successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commit any default in any manner and the sale shall be conferred on the person making highest offer/Tender/Bid .

- 2) Along with the tender form, the intending purchaser shall also attach a copy of the PAN card issued by the IT Department and also his /her identity proof and proof of residence.
- 3) The sealed tender will be opened by the Authorised Officer in the presence of available/attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. The Authorised Officer has absolute discretion to negotiate to raise the offered amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property. The sale shall be considered only if the bid is above the reserve price and the sale is subject to confirmation by the Bank (Secured Creditor). The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
- 4) The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour or on the next working day and the balance **within fifteen days** from the date of confirmation of sale or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made in the form of Demand draft drawn in favour of **The Catholic Syrian Bank Ltd, payable at Ernakulam**. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
- 5) The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law and shall also comply with the provisions of IT Act. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale and property will be sold on **“as is where is”** basis and **“as is what is”** condition and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc., and the prospective buyers should satisfy themselves on the extent, title, ownership, statutory approvals as to existence of any encumbrance, charges, payments etc, before participating in the sale. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
- 6) This is a Notice to the Borrower and the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor.

For further information contact, Mrs Sandhya Narayanan, Branch- Angamaly
Ph: 9072601167. 0484-2452501

Ernakulam

05/02/19

The Authorised Officer & Chief Manager (Law)
The Catholic Syrian Bank Ltd

Annexure -1

Property - Surya Complex Kalady under Re survey no 273/18 Owned by Sri K.A. Stephen and Smt. Binu Stephen								
Sl. No	Room No	Plinth area in sq.ft	Share of common area in sq.ft	Super builtup area in sq.ft	Undivided share out of 10,00,000	Composite rate	Reserve price	EMD
	GF							
1	639	113.30	12.39	125.69	7640.347694	5500	691298	69130
2	640	50.46	5.52	55.98	3402.753263	5500	307881	30788
3	641+642	446.75	48.86	495.61	30126.43718	5500	2725836	272584
4	646	219.72	24.03	243.75	14816.74488	5500	1340617	134062
5	647+648	409.52	44.79	454.31	27615.84455	5500	2498678	249868
6	651	197.76	21.63	219.39	13335.87961	5500	1206629	120663
7	652	136.44	14.92	151.36	9200.785873	5500	832486	83249
8	653	136.34	14.91	151.25	9194.042406	5500	831876	83188
9	654	310.21	33.92	344.13	20918.90784	5500	1892740	189274
10	655	223.27	24.42	247.69	15056.13795	5500	1362277	136228
11	656	223.27	24.42	247.69	15056.13795	5500	1362277	136228
12	657	176.24	19.27	195.51	11884.68559	5500	1075325	107532
13	661	190.04	20.78	210.82	12815.28399	5500	1159525	115953
14	662	202.41	22.14	224.55	13649.45081	5500	1235001	123500
15	663	204.74	22.39	227.13	13806.57358	5500	1249217	124922
16	673	221.94	24.27	246.21	14966.44984	5500	1354162	135416
17	677	158.60	17.34	175.94	10695.13808	5500	967695	96769
18	679+680	429.96	47.02	476.98	28994.20913	5500	2623392	262339
19	681	214.98	23.51	238.49	14497.10457	5500	1311696	131170
20	682+683	437.07	47.80	484.87	29473.66961	5500	2666774	266677
21	690	212.51	23.24	235.75	14330.54094	5500	1296626	129663
22	691	219.72	24.03	243.75	14816.74488	5500	1340617	134062
23	692	226.93	24.82	251.75	15302.94883	5500	1384609	138461

1	701	199.70	21.84	221.54	13466.70286	4250	941542	94154
2	702	181.19	19.81	201.00	12218.48719	4250	854271	85427
3	703	141.06	15.43	156.49	9512.33403	4250	665067	66507
4	704	197.76	21.63	219.39	13335.87961	4250	932395	93239
5	705	136.44	14.92	151.36	9200.78587	4250	643285	64328
6	706	136.34	14.91	151.25	9194.04241	4250	642813	64281
7	707	310.21	33.92	344.13	20918.90784	4250	1462572	146257
8	708	223.27	24.42	247.69	15056.13795	4250	1052669	105267
9	709	176.24	19.27	195.51	11884.68559	4250	830933	83093
10	710	169.15	18.50	187.65	11406.57381	4250	797505	79751
11	711	229.40	25.09	254.49	15469.51245	4250	1081571	108157
12	712	222.34	24.32	246.66	14993.42371	4250	1048284	104828
13	713	179.50	19.63	199.13	12104.52260	4250	846303	84630
14	714	199.06	21.77	220.83	13423.54468	4250	938524	93852
15	715	202.61	22.16	224.77	13662.93774	4250	955262	95526
16	716	204.74	22.39	227.13	13806.57358	4250	965304	96530
17	717	221.96	24.27	246.23	14967.79854	4250	1046493	104649
18	718	214.94	23.51	238.45	14494.40718	4250	1013395	101339
19	719	214.98	23.51	238.49	14497.10457	4250	1013583	101358
20	720	158.60	17.34	175.94	10695.13808	4250	747764	74776
21	721	214.94	23.51	238.45	14494.40718	4250	1013395	101339
22	722	2164.02	236.66	2400.68	145929.96661	4250	10202878	1020288
23	723	214.96	23.51	238.47	14495.75587	4250	1013489	101349
24	724	158.60	17.34	175.94	10695.13808	4250	747764	74776
25	725	214.94	23.51	238.45	14494.40718	4250	1013395	101339
26	726	214.94	23.51	238.45	14494.40718	4250	1013395	101339
27	727	221.96	24.27	246.23	14967.79854	4250	1046493	104649
28	729	219.71	24.03	243.74	14816.07054	4250	1035884	103588
29	730	219.71	24.03	243.74	14816.07054	4250	1035884	103588
30	731	219.71	24.03	243.74	14816.07054	4250	1035884	103588
31	732	212.51	23.24	235.75	14330.54094	4250	1001938	100194
32	733	212.51	23.24	235.75	14330.54094	4250	1001938	100194
33	734	219.71	24.03	243.74	14816.07054	4250	1035884	103588
34	735	226.93	24.82	251.75	15302.94883	4250	1069925	106993

Ernakulam
05/02/19

The Authorised Officer & Chief Manager
The Catholic Syrian Bank Ltd